

Sanpete County Planning Commission Meeting

January 11, 2012, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Gene Jacobson, Joe Nielsen, Thell Stewart, Mary Anderson, Leon Day, Darwin Jensen, Paul Rasmussen, Sanpete County Zoning Administrator Scott Olsen, and Deputy County Clerk Chad Roberts. (Steve Anderson is excused.)

Meeting is called to order by Chair Gene Jacobson.

BRIAN AND KATHI WALTERS: REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR A BED AND BREAKFAST IN A RESIDENTIAL HOME. LOCATED ON LOT #318 OF HIDEAWAY VALLEY SUBDIVISION OWNED BY HIDEAWAY VALLEY LLC (SUE HENICH) #1-12-4-503-00276 LOT C318. THEY ARE APPLYING FOR THE PERMIT BEFORE PURCHASING THE LOT

Motion is made by Mary Anderson to approve the conditional use permit for the bed and breakfast in a residential home located in Hideaway Valley. The motion is seconded by Thell Stewart, and the motion passes.

DISCUSS STATUS OF SPRING CITY BUFFER ZONE

Continued until Spring City has their Public Hearing.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR APPROVAL TO AMEND THE SANPETE COUNTY LAND USE ORDINANCE, ADD RA ZONES DEVELOPMENT TO 14.76

Motion is made by Thell Stewart to approve the amendment to the land use ordinance and add RA zones development to 14.76.025. The motion is seconded by Leon Day, and the motion passes.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR APPROVAL TO AMEND THE SANPETE COUNTY LAND USE ORDINANCE, ADD CHAPTER 14.51 IN- INDUSTRIAL ZONE, TABLE OF STANDARDS AND INFO

Matter is tabled and to be rescheduled for a future meeting.

SCOTT OLSEN, ZONING ADMINISTRATOR: DISCUSS AND APPROVE THE CHANGES OF 14.76.030 CLUSTER SUBDIVISIONS ORDINANCE

Motion is made by Leon Day to approve the changes of 14.76.030 Cluster Subdivisions Ordinance. The motion is seconded by Mary Anderson and the motion passes.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR APPROVAL TO AMEND THE SANPETE COUNTY LAND USE ORDINANCE, ADD TO THE APPENDIX- ADOPTION OF: UTAH WILDLAND-URBAN INTERFACE CODE (WUI)

Motion is made by Darwin Jensen to approve the amendment to the land use ordinance and add to the Appendix- Adoption of: Utah Wildland-Urban Interface Code (WUI). The motion is seconded by Joe Nelson, and the motion passes.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR APPROVAL TO AMEND THE SANPETE COUNTY SUBDIVISION ORDINANCE. CHANGE CHAPTER 13.12 PROCEDURE; CHAPTER 13.6 CONCEPT PLAN; CHAPTER 13.20 PRELIMINARY DESIGN PLAN; CHAPTER 13.21 DESIGN PLAN FOR MINOR SUBDIVISION

Motion is made by Thell Stewart to approve the amendment to the subdivision ordinance. Change Chapter 13.12 Procedure; Chapter 13.6 Concept Plan; Chapter 13.20 Preliminary Design Plan; Chapter 13.21 Design Plan for Minor Subdivision. The motion is seconded by Mary Anderson, and the motion passes.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR CONSIDERATION AND APPROVAL OF THE SANPETE COUNTY TRANSPORTATION ROAD MAP OF CLASS A ROADS WITHIN SANPETE COUNTY (AS DESIGNATED ON THE MAP PRINTED 12/6/2011 BY SANPETE COUNTY). CLASS A ROADS ARE STATE AND FEDERAL HIGHWAYS: 89, 256, 28, 137, 132, 116, 117, 31 AND 264 WITHIN SANPETE COUNTY

Motion is made by Joe Nelson to approve the Sanpete County Transportation Road Map of Class A roads within Sanpete County (as designated on the map printed 12/6/2011 by Sanpete County). Class A roads are State and Federal Highways: 89, 256, 28, 137, 132, 116, 117, 31 and 264 within Sanpete County. The motion is seconded by Paul Rasmussen, and the motion passes.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR CONSIDERATION AND APPROVAL OF THE SANPETE COUNTY TRANSPORTATION ROAD MAP OF CLASS B ROADS WITHIN SANPETE COUNTY (AS DESIGNATED ON THE MAP PRINTED 12/6/2011 BY SANPETE COUNTY)

Motion is made by Darwin Jensen to approve the Sanpete County Transportation Road Map of Class B roads within Sanpete County (as designated on the map printed 12/6/2011 by Sanpete County). The motion is seconded by Mary Anderson, and the motion passes.

APPROVAL OF MINUTES

Motion is made by Joe Nelson to approve the Planning Commission minutes of November 9, 2011 with no corrections. The motion is seconded by Darwin Jensen, and the motion passes.

Darwin Jensen gives notice that he has moved and is no longer a resident of Sanpete County therefor he verbally give his resignation.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nelson. The motion is seconded by Mary Anderson, and the motion passes.

The meeting is adjourned at 7:30 P.M.